

7/07 WHO CAN SIGN AN APPRAISAL? Although this is not new, it has come to the Board's attention that some appraisers may not understand who can sign an appraisal. The Comment to Standards Rule 2-3 specifically states: *"An appraiser who signs any part of the appraisal report, including a letter of transmittal, must also sign the certification. In an assignment that includes only assignment results developed by the real property appraiser(s), any appraiser(s) who signs a certification accepts full responsibility for all elements of the certification, for the assignment results, and for the contents of the appraisal report."* USPAP does not define or otherwise address the term, Supervisory Appraiser. The term was introduced by authors of several heavily utilized residential appraisal forms. When two appraisers are working on an appraisal assignment, and the appraisal assignment is beyond the scope of one of the appraiser's classification, only the appraiser whose appraiser classification scope is not exceeded can sign the appraisal. On the common residential forms, the appraiser would sign on the left AND WOULD NOT SIGN AS A SUPERVISORY APPRAISER. The second appraiser CANNOT SIGN the report because the second appraiser would be *accepting full responsibility for all elements of the certification, for the assignment results, and for the contents of the appraisal report* beyond the scope of his appraiser classification. However, in accordance with Standards Rule 2-2(a)(vii), (b)(vii), and (c)(vii), the extent of the assistance by the appraiser who does not sign the report MUST BE described, summarized or stated (depending on the reporting option used) within the report. This required disclosure could be included within the certification, but it could also be included in some other section of the report.